

**Planning Commissioner Comments from the February 10, 2015 Meeting
Highway 54 Residential, A1400005**

BUZBY – I approve this proposal as it meets all criteria and proffers important text commitments. I do have a long-term concern about traffic impact analysis that shows an “F” grade at key intersections. This issue needs to be addressed as we are fast approaching over-capacity for this fast growing area.

DAVIS – Given the adjacent use I think the proposed amendment would fit the surrounding activity more appropriately. I vote approval on this plan amendment.

GIBBS – Approve application.

HARRIS – For

HUFF – Vote to approve

MILLER – I was pleased to vote for the plan amendment and zone change. Switching from office to residential seems to make sense in light of the development trends in the area. The residential use will have a slightly smaller impact on HWY 54 peak traffic than use of the property for offices. The density, 15.4 DU/ac gross and 17.5 Du/ac net (after subtracting stream buffer acreage, is reasonably compatible with other residential in the area. It is a plus that the developer has worked out a connection with the neighboring multifamily development.

PADGETT - Approve